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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Waddington Place

Grimsby
DN34 5HS

£50,000

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Property Introduction

A spacious two-bedroom flat set within a well-established residential development, offering an excellent opportunity for investors or those looking to downsize. The property benefits from gas central heating and double glazing throughout. While well-proportioned, it would now benefit from a programme of modernisation and cosmetic refurbishment, providing purchasers with the opportunity to add their own style and value. The accommodation comprises a secure communal entrance with intercom entry system, welcoming reception hallway, bright lounge, fitted kitchen, separate utility area, bathroom, and two well-sized bedrooms. Externally, the property further benefits from two allocated parking spaces. Please note that due to the shorter lease, some lenders may not lend on this property and therefore prospective buyers should make their own enquires.

Communal Entrance

With intercom entry system providing access to the stairwell to all apartments.

Hallway

Providing access to all rooms.

Lounge

16' 9" x 11' 0" (5.11m x 3.35m)

Offering two double glazed windows to the front elevation. Central heating radiator.

Utility room

6' 9" x 6' 11" (2.06m x 2.12m)

uPVC double glazed window to the rear elevation. Plumbing for a washing machine. Central heating radiator.

Kitchen

The kitchen has a uPVC double glazed window and offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated four ring gas hob. Logic gas boiler. Central heating radiator.

Bathroom

7' 6" x 7' 3" (2.28m x 2.21m)

uPVC double glazed window to the rear elevation. Fitted with a bath with shower over and w.c and wash basin set into a storage unit. Tiled splashback. Radiator.

Bedroom One

11' 0" x 12' 8" (3.36m x 3.85m)

Double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 11" x 11' 0" (3.33m x 3.35m)

Double glazed window to the rear. Central heating radiator.

Outside

There is allocated parking for two cars. Communal clothes drying area and yard to the rear.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

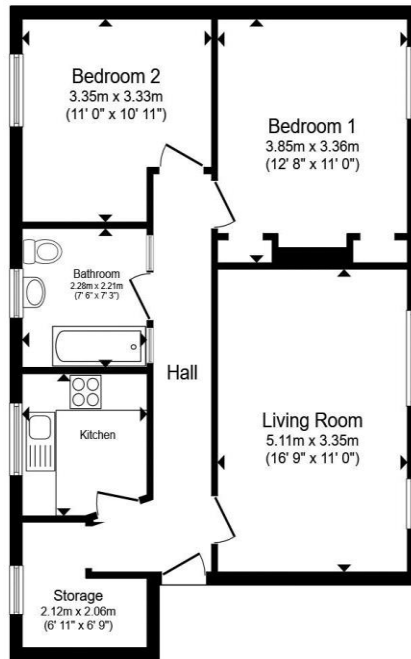
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 64.4 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

